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DEVELOPERS OF AGRICULTURE

Daybreak Criations Ranch

Bellvue, CO



\$1,325,000

± 35 Acres

Presented by:
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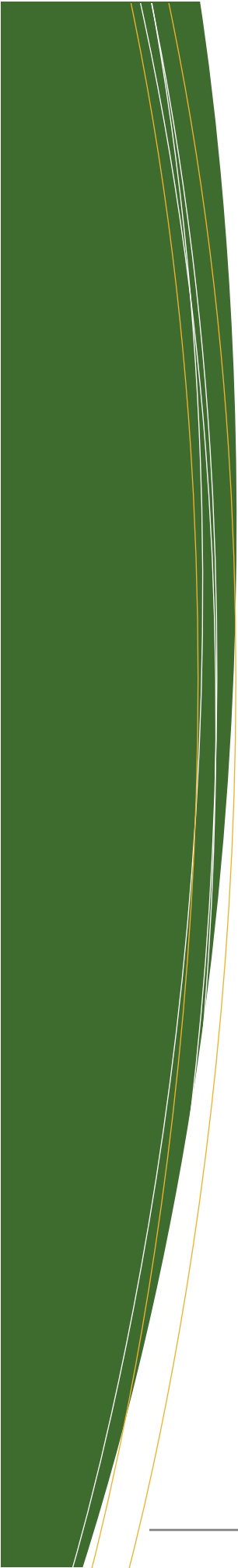


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PROPERTY SUMMARY

The Daybreak Criations Ranch in Bellvue, Colorado is currently being operated as a family alpaca operation. The ranch contains two residences on $\pm$ 35 contiguous acres.

The property lies at the end of the road offering endless privacy and exquisite views in every direction. Enjoy all of the luxuries of rural living while being only minutes from downtown Fort Collins!

There are two homes on the property, one of which is a newer custom built home and the other has been updated over the years. The main house is wonderfully appointed with timber finishes throughout. The guest house is very nicely finished and offers 1 bed and 1 bath.

Included in the sale are 6 portable sheds, a large barn for animals, and a nice detached garage. The current alpaca operation is an option to purchase for perspective buyer. Come see for yourself!



LOCATION

The Daybreak Criations Ranch is situated along the foothills of Larimer County in Bellvue, Colorado. The county covers approximately 2,634 square miles of which 2,596 square miles is land and 38 square miles is water. Fort Collins, the largest city in the county, is located 65.2 miles north of Denver, Colorado. The property is one mile from Highway 14, two miles from Highway 287 and only 25 minutes to Interstate 25.

ROADWAYS AND TRANSPORTATION

Transportation in Larimer County, located along the Front Range in the northern part of Colorado, consists of more than 1,000 miles of public roads. Interstate 25 runs through the eastern part of the county and connects the state of Colorado to Wyoming and New Mexico. Highway 287 (College Avenue) runs north and south and is a direct route to Colorado State University and the popular Downtown Fort Collins. Highway 14 (East Mulberry Street) runs from Fort Collins to the east, connecting the city to the Eastern Plains of Colorado, and also runs west well into the Rocky Mountains.



AERIAL MAP







ACREAGE & LAND USE

The Daybreak Criations Ranch consists of $\pm$ 35 acres of land. Currently being used as a home site and alpaca ranch. Multiple barns and sheds on site allow for raising a variety of livestock. Two homes sit upon this property with an oversized heated 4-car garage with workshop. There are six fenced pastures ready for livestock.

This property backs to open space and borders state land, allowing for a wide array of privacy and endless mountain views.

Main House: is a three bedroom/three bath custom home built in 1999. The home has beautiful timbers throughout and panoramic views. A large wrap around deck and open floor plan offers excellent flow for entertaining.

Guest House: is a one bedroom/one bath home originally built in 1975. In 2000, the home was updated and is now handicap equipped. There are grab rails, a roll up bathroom sink, step in shower, jacuzzi tub and wider hallways and doors to aid handicap individuals. The home has nice carpet and metal roof.

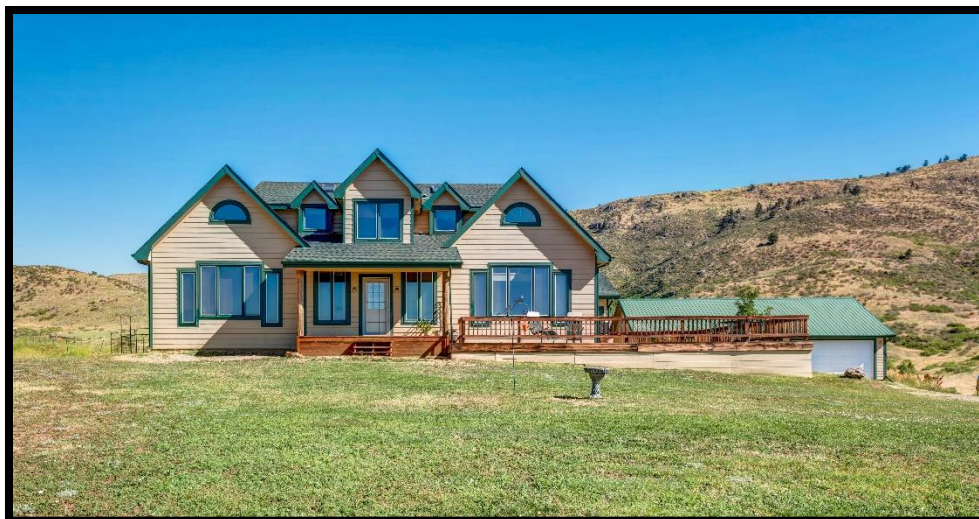
MAIN HOUSE

Bedrooms..... Three
 Bathrooms..... Three
 Total Sq. Ft (finished)..... 3,245
 Year Built..... 1999
 Style..... 2-Story
 Construction..... Wood/Frame
 Floors..... Carpet/Tile
 Heating..... Forced Air & Gas Fireplace
 Cooling..... Central AC/Ceiling Fan
 HOA..... None

Parcel..... Ro233137

Inclusions: Dishwasher, Refrigerator, Ceiling Fans, Garage Door Opener, Stove, Microwave, and Window Coverings and Treatments.

Description: The main house is wonderfully appointed with timber finishes throughout. This custom home provides breathtaking panoramic views. Eat-In kitchen with a separate formal dining room that's currently being used as alpaca operation display. Large wrap around deck is perfect for enjoying the mountain views. Home includes a 1544 square foot heated 4-car garage with workshop. Home is also equipped with a Toshiba telephone system for eight lines and 24 extensions; 12 digital phones included. The phone system includes a 4-port voice mail system.



GUEST HOUSE

Bedrooms..... One
 Bathrooms..... One
 Total Sq. Ft (finished)..... 868
 Year Built..... 1975
 Remodeled.....2000

Style..... Ranch
 Construction..... Frame/Siding
 Floors..... Carpet/Vinyl
 Heating.....Electric Base Board Heat
 Cooling..... Window Unit/Ceiling Fan
 HOA..... None

Parcel..... R0233137

Inclusions: Dishwasher, Refrigerator, Ceiling Fans, Stove, Direct TV Satellite and Window Coverings and Treatments.

Description: Ranch home built in 1975 and remodeled in 2000. Panoramic views of the Foot Hills. Handicap equipped with grab rails, wider doors, roll up bathroom sink, step-in shower, Jacuzzi tub and wider doors and hallways. This home has a nice open concept for a spacious feel.



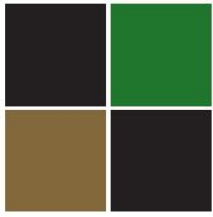
OUTBUILDINGS

Multiple sheds, barns and buildings on property. Six portable sheds, hay barns and barn with office. Barn contains a vet room to care for livestock. All buildings were made to house livestock.

Cleary Barn.....36' x 104'
 - 2 Water Hydrants & 20 Nelson Automatic Waterers

Insulated Office.....12' x 16'
 Vet Area.....24' x 16'
 Five 3-Sided Sheds.....12' x 24'
 Extra Tall Hay Barn/Shed.....12' x 24'
 Additional Enclosed Barn.....12' x 16'





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ADDITIONAL SERVICES OF AGPROFESSIONALS.

Agronomy & Environmental: Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

Consulting: Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

Engineering & Design: Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

Financial & Construction: Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

PR & Legislative: Your advocate for Lobbying at the local, State & Federal level in Colorado, Nevada & Wyoming.

Real Estate: Our in-house brokers are licensed in CO, KS, MT, NE, NM, NV, SD and WY, are dedicated to our clients and take great pride in serving the agricultural community.

Surveying & Geotechnical: Proper due diligence, real estate transactions and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.

"A Leader in Agricultural Development Since 1996"